

LORDS BUSHES COURT, HIGH ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stylish top floor apartment | Two double bedrooms | Principal bedroom with en suite shower room | Spacious living room with west facing balcony | Modern fitted kitchen | Contemporary bathroom | Large boarded loft for storage | Allocated parking with further visitor spaces | Excellent location for shops, Central Line & Epping Forest | EPC rating C76 / Council Tax Band E

Price Range
£400,000 to
£425,000

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This wonderfully spacious two bedroom, two bathroom top floor apartment is presented in excellent decorative order, and located in a superb spot with both Queens Road and Knighton Woods on the doorstep. Beautifully styled with a contemporary fitted kitchen, modern bathroom, en suite shower room, with parking and communal garden to the rear.

Location

Lords Bushes is located in a wonderful spot close to the green spaces of Knighton Woods and Lords Bushes, yet with easy access to the Central Line Station. For road users the M25 and M11 and routes into London are also close by. For shopping and an evening out, the stylish Queens Road with its boutique shops, cafes, restaurants and a Waitrose supermarket are a walk away.

Interior

The apartment is bright and airy with windows to both front and rear elevations enjoying views across towards Knighton Woods. There is a welcoming entrance hall opening to an eat in kitchen which is fitted with contemporary white gloss units with contrasting worktops, integrated appliances and plenty of storage. The generously proportioned lounge has plenty of room for both sitting and dining areas, and with the added bonus of a west facing balcony, creating a delightfully sociable space. Both bedrooms are double rooms and ideally positioned to the rear, facing the communal gardens. Both bedrooms have fitted wardrobes, the principal bedroom with a modern en suite shower room. The main bathroom is also stylishly fitted with a white suite with contrasting tiling. Further features include large boarded loft for storage, double glazing and gas central heating, and there is a secure video entry system.

Exterior

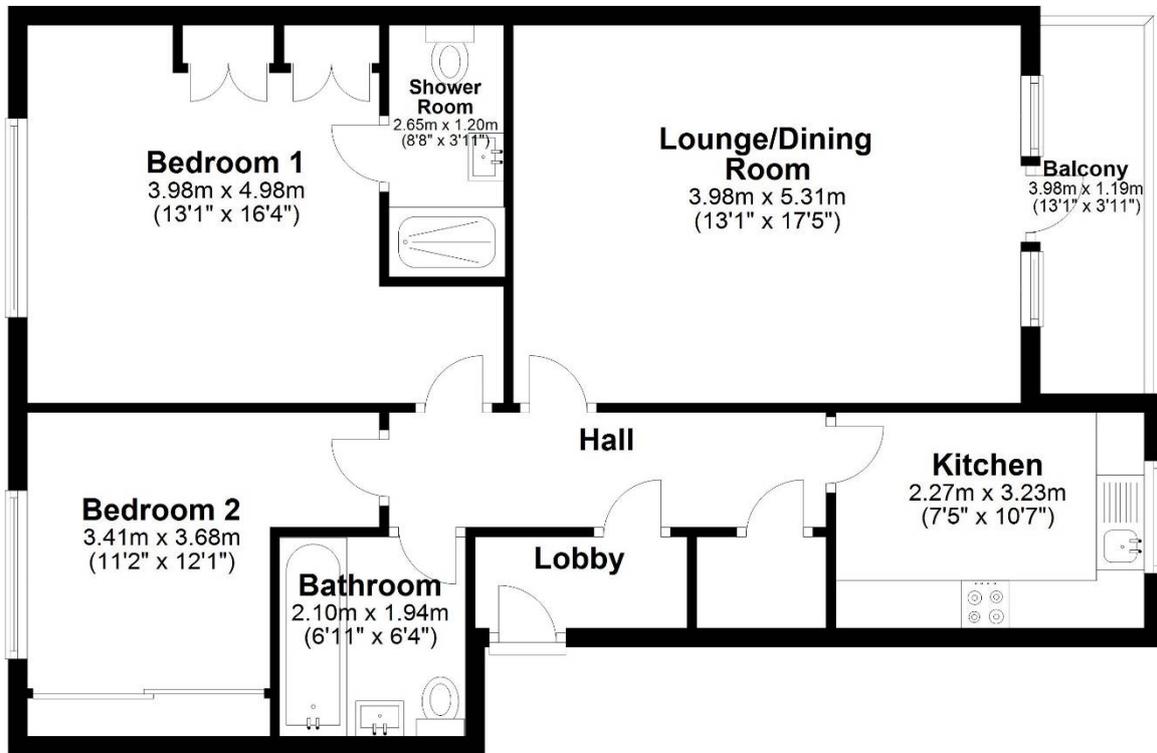
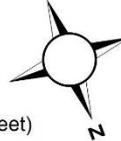
The development has well maintained communal grounds and gardens which surround the building, and to the rear of the block there is a residents' parking area. This apartment has one allocated parking space and use of three visitor spaces. There is also a communal storage shed for bikes, prams, and the like.

Agent's note

We are informed by the vendor that there are 91 years remaining on the lease, there is an annual ground payable of £125, and the present service charge is £1,400 per year.

Second Floor

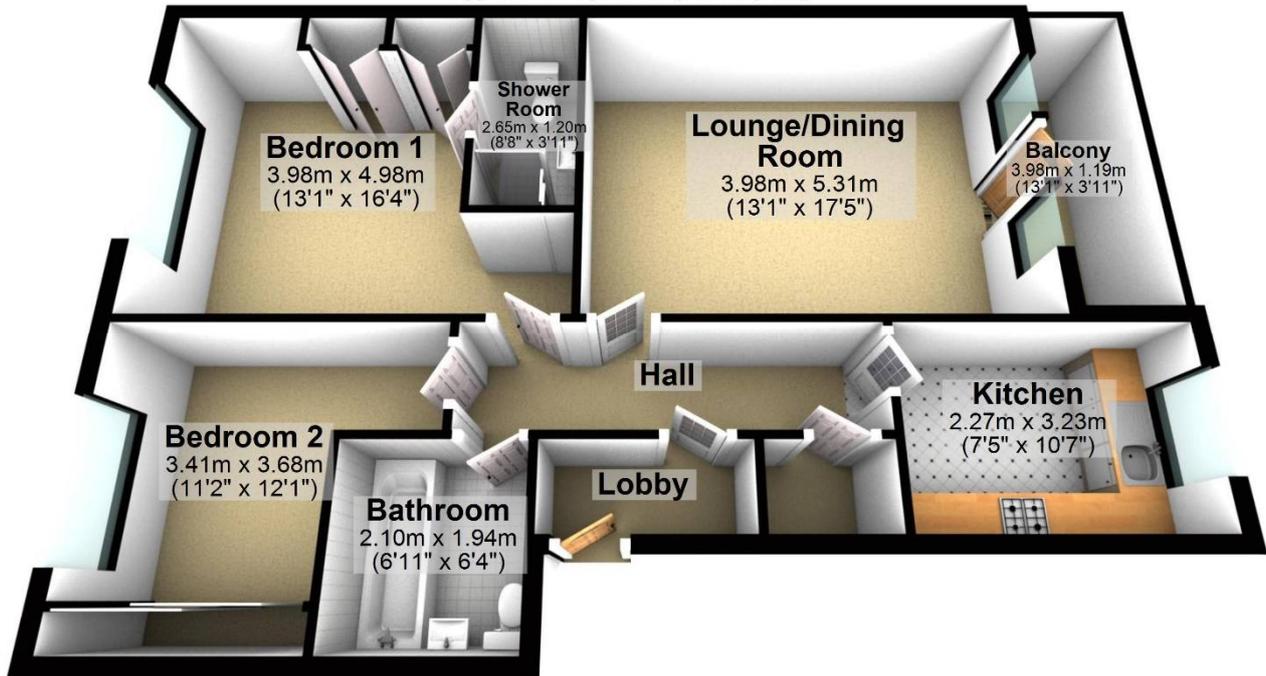
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 5th February, 2024